

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8857 Eleanor Davies Tydings et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER -- Sept. 13, 1966

ORDERED:

That the appeal for permission to establish a private school for approximately 100 students, ages 3 through 9, at 3029 Klinge Road, NW., parcels 55/275 and 55/276, near square 2094, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-1-A District.
- (2) The subject property contains approximately 20 acres and is improved with a large mansion house and a garage. The property is now vacant.
- (3) In Appeals No. 5745-46, the Board granted permission for use of the mansion house and adjacent areas for the school for Advanced Study of International Communications and Understanding.
- (4) In Appeals No. 7084-85, the Board allowed the use of the property as executive offices for Communications Satellite Corp. The corporation vacated the premises February 14, 1965.
- (5) It is proposed that the main house be used as a private school, L'Enfant Montessori School.
- (6) The school will have an anticipated enrollment of 100 students. There are 14 teachers on the staff, 7 teachers and 7 teachers' aides. Students in the Lower School, ages 3 to 6 years, will attend from 9:00 a.m. to noon, except those doing advanced work who will remain until 2:15 p.m. Students in the Middle School, ages 6 to 9 years will attend from 9:00 a.m. to 3:00 p.m. Classes are held Mondays through Fridays.

(7) Although the school will only occupy the main house, the children will have access to the grounds for play area.

(8) The school will have a three-year lease with provisions for maintenance of the grounds by the present owners.

(9) No transportation will be provided by the school.

(10) No opposition was registered at the public hearing. There was support for the appeal registered at the public hearing.

OPINION:

It is our opinion that this proposed school is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions. The school will have and provide ample play area for the number of students contemplated. Further, we conclude that there is ample parking space on the property to accommodate teachers and visitors to the school.

The Order shall be subject to the following condition:

- (a) Permit shall issue for a period of three years to begin on September 15, 1966.